

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Memphis

State: TN

PJ's Total HOME Allocation Received: \$82,456,491

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	A	Overall
Program Progress:			PJs in State:	8			
% of Funds Committed	89.45 %	91.37 %	7	91.92 %	31		33
% of Funds Disbursed	80.29 %	83.06 %	7	82.65 %	33		30
Leveraging Ratio for Rental Activities	1.58	1.72	3	4.67	13		24
% of Completed Rental Disbursements to All Rental Commitments***	84.23 %	88.09 %	7	81.09 %	40		28
% of Completed CHDO Disbursements to All CHDO Reservations***	81.20 %	76.36 %	1	68.72 %	75		69
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	89.86 %	64.51 %	3	79.93 %	78		69
% of 0-30% AMI Renters to All Renters***	62.27 %	44.07 %	2	44.94 %	89		80
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	93.51 %	70.28 %	7	94.87 %	22		24
Overall Ranking:			In State:	1 / 8	Nationally:		49 55
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$22,682	\$13,814		\$25,717	493	Units	15.10 %
Homebuyer Unit	\$11,224	\$12,401		\$14,669	1,692	Units	51.90 %
Homeowner-Rehab Unit	\$24,487	\$24,400		\$20,391	770	Units	23.60 %
TBRA Unit	\$10,909	\$10,768		\$3,201	304	Units	9.30 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Memphis TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$50,542	\$37,943	\$28,826
State:*	\$41,657	\$69,689	\$32,093
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 3.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.83

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	9.3	6.0	1.6	16.1	Single/Non-Elderly:	60.5	23.1	13.8	58.2
Black/African American:	90.2	93.0	98.2	82.9	Elderly:	20.6	36.0	63.1	1.0
Asian:	0.0	0.1	0.0	0.0	Related/Single Parent:	17.1	27.6	15.8	37.5
American Indian/Alaska Native:	0.2	0.1	0.0	1.0	Related/Two Parent:	1.1	8.8	6.1	2.3
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.7	4.5	1.2	1.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.1	0.0	0.0					
Black/African American and White:	0.0	0.1	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.1	0.0	0.0					
Asian/Pacific Islander:	0.0	0.2	0.0	0.0					
ETHNICITY:									
Hispanic	0.2	0.4	0.3	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	45.8	18.7	41.0	36.2	Section 8:	28.0	0.1 [#]		
2 Persons:	36.2	45.7	28.6	16.8	HOME TBRA:	1.1			
3 Persons:	10.8	18.3	14.4	15.8	Other:	32.1			
4 Persons:	2.8	9.6	7.0	15.1	No Assistance:	38.8			
5 Persons:	2.6	5.2	4.4	8.6					
6 Persons:	1.3	1.8	1.8	4.3					
7 Persons:	0.2	0.6	1.0	2.0					
8 or more Persons:	0.2	0.2	1.6	1.3					
					# of Section 504 Compliant Units / Completed Units Since 2001			225	

* The State average includes all local and the State PJs within that state

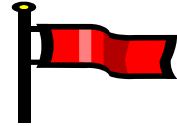
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Memphis State: TN Group Rank: 49
(Percentile)
State Rank: 1 / 8 PJs Overall Rank: 55
(Percentile)
Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	84.23	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	81.2	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	89.86	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	93.51	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	3.46	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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